

EXHIBIT NO. 1

13
11-16-02

Docket Item # 11
SPECIAL USE PERMIT #2002-0077

Planning Commission Meeting
November 7, 2002

ISSUE: Consideration of a request for a special use permit for automobile storage on a church site for an automobile dealership.

APPLICANT: Alexandria Volkswagon
by Robert J. Test, attorney

LOCATION: 107 West Glebe Road

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, NOVEMBER 7, 2002: On a motion by Mr. Dunn, seconded by Mr. Leibach, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 6 to 1, with Mr. Komoroske voting against it.

Reason: The Commission expressed concern about the intensification and expansion of an automobile dealership, citing the small area plan's discussion of reducing auto oriented uses in the Potomac West area.

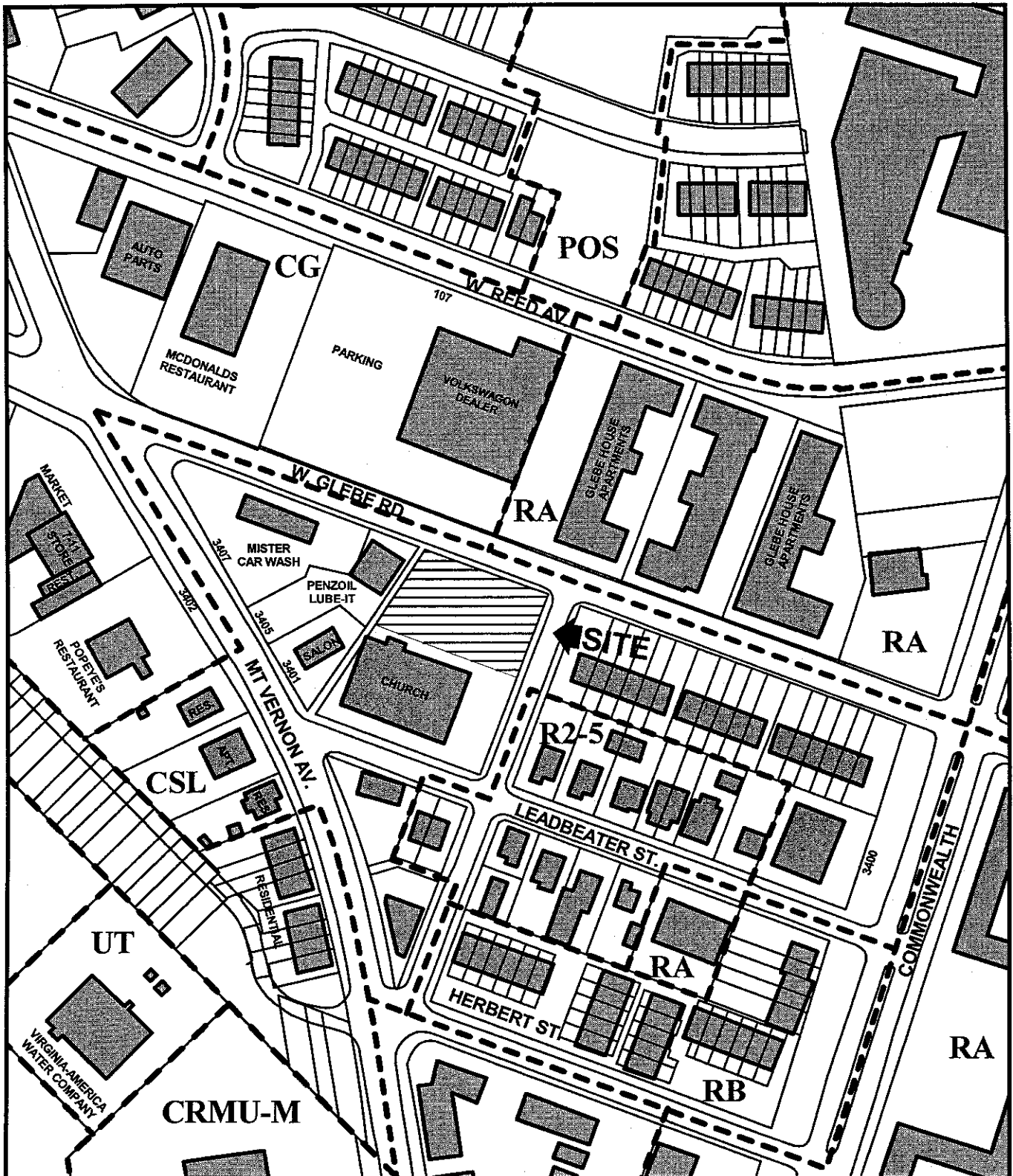
Speakers:

Amy Slack, Del Ray Citizens Association, spoke against the application.

Jay Tesst, attorney for the applicant, spoke in support.

PLANNING COMMISSION ACTION, OCTOBER 1, 2002: The Planning Commission noted the deferral of the request.

Reason: The applicant requested the deferral.



SUP #2002-0077

11/07/02



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. **CONDITION AMENDED BY STAFF:** No vehicles shall be loaded, unloaded, parked or stored on public right-of-way. This prohibition includes employee, dealership and customer vehicles, whether tagged or not, under the control of the dealership. (P&Z)
2. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
3. The hours of operation of the sales and leasing business shall be limited from 9:00 a.m. to 8:00 p.m. Monday through Friday, 9:00 a.m. to 6:00 p.m. on Saturdays, and noon to 5:00 p.m. on Sundays. The hours of the automobile repair use shall be limited from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays. (P&Z)
4. **CONDITION ADDED BY STAFF:** The applicant may park or store vehicles on the parking lot located behind the Love of Christ Church at 101 Leadbeater Street; provided that when church activities are scheduled to occur, the applicant shall reduce the number of vehicles parked or stored on the lot to meet the Church's demand for off-street parking, and provided further that no vehicles shall park in the lot on Sundays. (P&Z)
5. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
6. **CONDITION DELETED BY STAFF:** ~~No sales vehicles shall be parked or displayed on a public right-of-way.~~ (P&Z)
7. No repair work shall be done outside. (P&Z)
8. **CONDITION ADDED BY STAFF:** No sales, repair or other dealership business shall be conducted on the church lot premises. (P&Z)
9. Loading and unloading of vehicles shall occur on-site during the hours of operation. (P&Z)

10. All vehicles on the lot shall be stored in an orderly manner. (P&Z)
11. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&Z)
12. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
13. No amplified sound shall be audible at the property line. (P&Z)
14. All waste products, including but not limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers. (T&ES)
15. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. (T&ES)
16. A minimum of two foot candles of lighting shall be maintained in the parking lot. (Police)
17. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent residential properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z)
18. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police)
19. **CONDITION ADDED BY STAFF: No material shall be disposed of by venting into the atmosphere.** (T&ES)
20. **CONDITION ADDED BY STAFF Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.** (T&ES)

21. **CONDITION ADDED BY STAFF:** The applicant shall remove the weeds from the fencing and land surrounding the church parking lot, and shall provide, install and maintain landscaping on the site, pursuant to a landscape plan to include evergreen screening surrounding the parking lot to the satisfaction of the Directors of Planning and Zoning and Recreation, Parks and Cultural Activities. (P&Z)
22. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, and shall discuss all special use permit provisions and requirements as part of that training. (P&Z)
23. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

DISCUSSION:

1. The applicant, Alexandria Volkswagen, by Robert J. Test, attorney, requests special use permit approval for the expansion of an existing automobile sales and repair business located at 107 West Glebe Road.
2. The existing property used by the applicant has 297 feet of frontage on West Glebe Road, 253 feet of depth and a total lot area of 1.7 acres. The site is developed with a one story building and parking areas.

The land proposed to be used by the applicant is the northern portion of the Love of Christ Church property at 101 Leadbeater Street. That lot has 206 feet of frontage on Leadbeater Street, 230 feet of frontage of Helen Street, 156 feet of frontage on West Glebe Road, and a total lot area of 41,756 square feet and contains 67 spaces. The front entrance to the church is on Leadbeater Street; however, there is an existing curb cut on Helen Street that permits access to the parking lot from West Glebe Road.

3. On November 11, 1975, City Council granted Special Use Permit #1029 to the applicant for the operation of a new and used automobile sales, leasing, and repair business. On May 17, 1986, City Council granted Special Use Permit #1889 allowing the construction of a one story addition to be used as a car washing area for the applicant's vehicles.
4. The applicant needs additional space for car storage. In the late 1980s, the applicant filed two special use permit requests to use the property at 2 West Glebe, at the corner of West Glebe Road and Commonwealth Avenue, for maintenance and storage of its vehicles and for car washing and repair work. The applicant withdrew its first request prior to public hearing (SUP #2158), and on September 16, 1989, City Council denied the applicant's second request (SUP #2261). That land is now occupied by the Commonwealth Crossing townhouse development. More recently, the applicant again applied for a SUP for car storage on the property at 3400 Commonwealth Avenue, but withdrew the case prior to any hearing.
5. With regard to the church parking lot that is the subject of this case, there have also been SUP cases in recent history. Specifically, the applicant received SUP approval to use the lot for parking in 2000 (SUP #2000-0013), but that case was reviewed after three months and the right to use the lot was then denied, based on neighbors concerns about parking on the streets around the site. Since that time, VW has used a parking lot in Crystal City to store excess vehicles; that lot is no longer available.
6. Staff has cited VW for parking vehicles on the street and for using the church lot over the last year, and this application is the result of that enforcement. (See attached tickets.)

7. The applicant seeks the right to park employee, dealership and customer vehicles in the lot during those times when the church does not have activities there. According to the application materials, the lot will accommodate a total of 62 vehicles. VW plans to typically use about half of the spaces and to remove the cars by the end of the work day. VW will not use the lot at all on Sunday.
8. According to the applicant, the church holds regular services on Wednesday evenings and on Sundays and VW will not be using the parking lot during those times. In addition, VW has agreed to forgo using the lot any other time the church schedules additional events, or otherwise needs the parking lot.
9. Staff has inspected the applicant's property located at 107 West Glebe Road for compliance with the special use permit conditions. Other than the parking issues this SUP is designed to address, staff has not observed any violations of the permit conditions.
10. Zoning: The existing property utilized by the applicant is located in the CG/Commercial General zone. Section 4-403(D) of the zoning ordinance allows an automobile sales business in the CG zone only with a special use permit. The property located at 101 Leadbeater Street is zoned CSL/Commercial Service Low. Both an automobile sales business and a motor vehicle parking and storage lot for more than 20 vehicles are allowed in the zone with a special use permit.
11. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff does not object to the applicant's request to expand its existing business located at 107 West Glebe Road in order to park and store vehicles at an off-site lot located at 101 Leadbeater Street. The applicant has a need for car storage space and the church lot is unused during the day. The proposed shared arrangement is efficient and solves an existing need for VW, an enforcement problem for staff and, to the extent it removes employee and dealership vehicles from public street parking, a parking issue for the neighborhood.

Staff's only concern relates to the church's need for its own parking lot. The applicant has advised staff that it will not usually be parking on the lot in the evenings or on Sunday, which are the only times that the church has regular activities there. Because the subject parking lot is not secure, the applicant will not be inclined to leave its vehicles there in the evenings or overnight unprotected.

The applicant will communicate with Church representatives regarding church activities and has agreed to move its vehicles from the lot as requested by the Church. Staff has therefore included conditions requiring the applicant to reduce the number of vehicles it parks or stores on the lot when church activities are scheduled and prohibiting the applicant from parking or storing vehicles on the lot on Sundays.

Staff has also discussed with the applicant its concerns about the condition of the church parking area, which is currently filled with weeds. There is no proper landscaping whatsoever, although there appears to be sufficient land area for it. The applicant has indicated a willingness to improve the site and staff has included a condition requiring the removal of weeds and the approval, installation and maintenance of evergreen screening on the West Glebe Road and Helen Street frontages.

Staff has also included a condition requiring a review of the special use permit one year after approval so that if there are any problems with this use, additional conditions may be imposed.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 Auto transporters shall not load/unload nor shall the dealership store or park vehicles on the public right-of-way.
- R-2 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-3 All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground.
- R-4 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703/519-3400.
- R-5 No material shall be disposed of by venting into the atmosphere.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained. The lights are to be on during the evening hours when there are vehicles on the parking lot belonging to the applicant, or the church is having activities.
- R-2 The existing fence is to be in good repair, with no holes.
- R-3 The applicant is to insure that vehicle keys are not left in the vehicles, when the vehicles, are stored on the lot.

BP
APPLICATION for SPECIAL USE PERMIT # 2002-0077

[must use black ink or type]

PROPERTY LOCATION: ~~101 LEND BETTER ST~~ 107 W. Glebe Rd.

TAX MAP REFERENCE: 15.04.03.03 ZONE: CSL

APPLICANT Name: ALEXANDRIA VN

Address: 107 E. GLEBE RD. ALEX. VA

PROPERTY OWNER Name: LOVE OF CHRIST CHURCH

Address: 101 LEND BETTER ST.

PROPOSED USE: AUTO PARKING

Amend SUP #2000-071 to enlarge automobile dealership located at 107 West Glebe Road.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

ROBERT J. TEST
Print Name of Applicant or Agent

[Signature]
Signature

P.O. Box 20110
Mailing/Street Address

703-837-9070
Telephone # Fax #

Alex. Va 22320
City and State Zip Code

7.23.02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser
☒ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

_____ WES Greenway
_____ 101 E. GLEBE RD
_____ ALEXANDRIA VA 22305

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

May require parking
layout at later date.
Not required for submission
on 7.23.02 . MVH

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

APPLICANT WILL PARK CARS ON Church
LOT DAILY + SATURDAY. NO SUNDAY
USE OF LOT. MOST CARS TO BE REMOVED
BY CLOSE OF BUSINESS DAILY AND ALL
ON SATURDAY.

ALEXANDRIA VW WILL NOT SELL CARS ON
Church LOT, IT IS FOR STORAGE ONLY.

USE CHARACTERISTICS

4. The proposed special use permit request is for: *(check one)*

- ☐ a new use requiring a special use permit,
- ☐ a development special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☒ expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

MONDAY TO SATURDAY

7 AM TO 8 PM

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise from patrons be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

NONE ANTICIPATED

B. How much trash and garbage will be generated by the use?

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?

Special Use Permit # _____

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

N / A

- B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

- C. Where is required parking located? ☐ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N / A

- B. How many loading spaces are available for the use? _____

- C. Where are off-street loading facilities located? _____

Special Use Permit # _____

D. During what hours of the day do you expect loading/unloading operations to occur?

BEGINNING AT 7 AM & CONTINUING THROUGH THE DAY.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

ACCESS IS ADEQUATE

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

± 2,400 sq. ft. (existing) + _____ sq. ft. (addition if any) = ± 2,400 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☒ other, please describe: CHURCH

Special Use Permit # _____

AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of an automobile oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- ☒ automobile or motor vehicle parking or storage lot.
- ☐ automobile or trailer rental or sales.
- ☐ automobile service station.
- ☐ automobile repair, including car wash.
- ☐ other: _____

2. What types of repairs do you propose to perform?

N/A

3. How many of each of the following will be provided?

- 0 hydraulic lifts or racks
- 0 service pits
- 0 service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

UP TO 36; PRIMARILY EMPLOYEES, SOME
CUSTOMERS, AND FOR SALE, NEW AND USED.

5. Will a loudspeaker or intercom system be used outside of the building? ☐ Yes. ☒ No.

Please note all repair work must occur within an enclosed building.

SUP 2002-0077

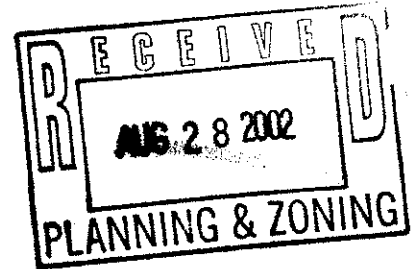
ROBERT J. TEST

ATTORNEY AT LAW

TEL: 703.837.9070

FAX: 703.837.9758

August 28, 2002



Ms. Barbara Ross
Planning Department
Alexandria, VA

Re: SUP Application of Alexandria VW (101 Leadbetter Street)

Dear Ms. Ross;

Enclosed please find a rough drawing of the existing parking at the above referenced address for which my client has submitted a Special Use Permit application. Please also note that the ownership of Alexandria VW includes Raymond Burnette. Mr. Burnette's name was omitted from the application.

If you have any questions regarding the above, please feel free to call.

Yours truly,

Robert J. Test

RJT/jt
enc

20

101 LEADBETTER ST.

EXISTING BUILDING

ALEXANDRIA V. W. SUP

62 LINED SPACES

SUP 2002-0077

SUP 2002-0077

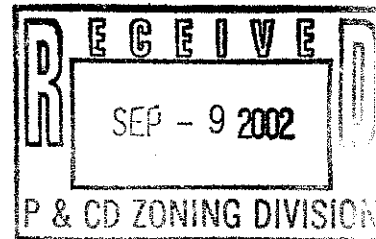
ROBERT J. TEST

ATTORNEY AT LAW

TEL: 703.837.9070

FAX: 703.837.9758

September 5, 2002



Ms. Barbara Ross
Alexandria Planning and Zoning
301 King Street
Alexandria, VA 22314

Re: Alexandria VW SUP application, 101 Leadbetter Street

Dear Ms. Ross,

Further our conversation regarding the above referenced application, we wanted to clarify a couple of matters. The number of parking spaces available for Alexandria VW's use on the Church lot is 62. Although we do not anticipate using all of those spaces consistently, there will be times when the demand for off street parking requires the temporary use of most the Church lot.

We generally plan on using about one half of the spaces on a daily basis, with all of the cars being removed by the close of business daily. There may be an occasional requirement to keep a car on the lot overnight, but that would be an exception to the rule.

The Church holds regularly scheduled services on Wednesday evenings and Sunday mornings. Alexandria VW will not make use of the Church lot on those days, or when other Church or Church related activities are scheduled.

I hope the above answers any questions that you may have regarding the application. If there is anything further I can provide, please feel free to call.

Yours truly,

A handwritten signature in dark ink, appearing to read "R. Test", with a stylized flourish at the end.

Robert J. Test



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA,
VIRGINIA ZONING ORDINANCE

October 13, 2000 Friday 3:19pm
Date ticket served Day of Week Time AM/PM

Location of Violation: Church parking
lot across from 107 Glebe

Ord. Section: 11-509

Description of Violation: expanding
and intensifying use without
amendment to Special
Use Permit

Penalty \$: 50.00

☐ WARNING ☒ 1st ☐ 2nd ☐ 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY
Oct 13 2000 A MONETARY PENALTY
WILL BE ASSESSED. In addition a

Mario G. Wilson 102
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted
above and/or violation was based upon signed affidavit.

You have the right to appeal this notice of a zoning violation
within thirty days in accordance with 15.1-496.1 of the Code
of Virginia. The decision shall be final and unappealable if not
appealed within thirty days.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON:

SUP 2000-0071

NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER

☐ COMPANY

NAME

POSITION

☐ OTHER

ADDRESS

CITY/TOWN

STATE

ZIP

SIGNATURE

DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not
an admission of guilt.

☐ PERSON REFUSED TO SIGN DATE

CERTIFICATE OF SERVICE

☒ Mailed/posted a true copy of this notice to the last
known home or business address of the respondent or
the respondent's agent

Ray Burnett Volkswagen
Name of Person or Business Served

107 W. Glebe Road
Address of Service

Alexandria, Virginia 22305
City/State

☐ Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning and
knows this Certificate of Service to be true to the best of
his/her knowledge.

10/10/00 Signature Mario G. Wilson
Print Name Mario G. Wilson
Date Phone # 703-838-4666

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF
VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN
ONE OF THE FOLLOWING WAYS

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.
- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING
AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE
ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO
THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

☐ ADMIT ☐ NO CONTEST ☐ CONTEST IN COURT
VIOLATION

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated
above, and corrected or made substantial efforts to correct the violation that
I have admitted or for which I have pleaded no contest.

Signature _____ Date _____



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA,
VIRGINIA ZONING ORDINANCE

4/25/00 Tuesday 12:00
Date ticket served Day of Week Time AM/PM

Location of Violation: 107 W. Glebe Rd.
R. Burnette (Hale Alexandria Vw)

Ord. Section: 11-505

Description of Violation: Violation of
SUP# 2600-0013 Condition
12 "NO VEHICULAR PARTS, Tires,
or other materials shall be

Penalty \$: 50.00 stored or permitted
to accumulate

☐ WARNING ☒ 1st ☐ 2nd ☐ 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY
10 days A MONETARY PENALTY
WILL BE ASSESSED. ADDITIONAL

Kathleen Burton
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted
above and/or violation was based upon signed affidavit.

You have the right to appeal this notice of a zoning violation
within thirty days in accordance with 15.1-496.1 of the Code
of Virginia. The decision shall be final and unappealable if not
appealed within thirty days.

VIOLATORS' COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON:

Greenway Wps
NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER
☐ COMPANY Ray Burnette
Hale Alexandria Vw NAME

POSITION

☐ OTHER

107 W. Glebe Rd.

ADDRESS

Alex. VA

CITY/TOWN STATE ZIP

[Signature]

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not
an admission of guilt.

☐ PERSON REFUSED TO SIGN DATE

except in a dumpster or
other suitable trash receptacle.
CERTIFICATE OF SERVICE

☐ Mailed/posted a true copy of this notice to the last
known home or business address of the respondent or
the respondent's agent

Name of Person or Business Served

Address of Service

City/State

☐ Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning and
knows this Certificate of Service to be true to the best of
his/her knowledge.

Signature _____
Print Name _____
Date _____ Phone # _____

Z-2

TICKET NO. 1838

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF
VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN
ONE OF THE FOLLOWING WAYS

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and;
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433;
- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING
AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE
ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO
THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

☐ ADMIT ☐ NO CONTEST ☐ CONTEST IN COURT
VIOLATION

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have answered as indicated
above, and corrected or made substantial efforts to correct the violation that
I have admitted or for which I have pleaded no contest.

Signature _____ Date _____



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

March 5 2001 Monday 3:42pm
Date ticket served Day of Week Time AM/PM

Location of Violation: church parking
lot across from 107 Glebe

Ord. Section: 11-509

Description of Violation: Expanding
and intensifying use without
amendment to Special Use
Permit (parking vehicles on
church lot)

Penalty \$: 100.00

☐ 1st ☒ 2nd
☐ 3rd/MORE ☐

IF THE VIOLATION IS NOT CORRECTED BY

March 15 2001 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.

Mark G. Wilson 102
Inspector's Signature ID Number

I personally observed or investigated the commission of the
violation noted above and/or violation was based upon signed
affidavit.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

COM 2001-0020

NOTICE SERVED ON:

SUP 2000-0071

NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER
☐ COMPANY

NAME

POSITION

☐ OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of
Violation. Signature is not an admission of guilt.

☐ PERSON REFUSED TO SIGN DATE

CERTIFICATE OF SERVICE

☒ Mailed/posted a true copy of this notice to the last
known home or business address of the respondent
or the respondent's agent

Ray Burnett Volkswagen
Name of Person or Business Served

107 W. Glebe Road
Address of Service

Alexandria, Virginia 22305
City/State

☐ Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee
of the City of Alexandria Department of Planning
and Zoning and knows this Certificate of Service to
be true to the best of his/her knowledge.

03/05/01 Signature Mark G. Wilson
Print Name Mark G. Wilson
Date Phone # 838-4666

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF
SERVICE IN ONE OF THE FOLLOWING WAYS

TICKET NO. 2144

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A
HEARING: ☒

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE
ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS
CERTIFICATION:

☐ ADMIT VIOLATION ☐ NO CONTEST ☐ CONTEST IN COURT

Name (print) _____
Street Address _____ State _____ Zip _____
City _____

I hereby certify under penalty of law, that I have
answered as indicated above, and corrected or made
substantial efforts to correct the violation that I have
admitted or for which I have pleaded no contest.

Signature _____ Date _____

F-PLN-0071 (7/00)



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

June 21, 2001 Thursday 3:50pm
Date ticket served Day of Week Time AM/PM

Location of Violation: 100 block of
W. Glebe Road

Ord. Section: 11-505

Description of Violation: Condition # 9
Loading and unloading
vehicle shall occur on site.
Observed Allied Truck - Georgia
tag # C566266 - unload vehicles
from street

Penalty \$: 50.00

☒ 1st ☐ 2nd
☐ 3rd/MORE ☐

IF THE VIOLATION IS NOT CORRECTED BY

July 1, 2001 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.

Marlo G. Watson 102
Inspector's Signature ID Number

I personally observed or investigated the commission of the
violation noted above and/or violation was based upon signed
affidavit.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER
☐ COMPANY

NAME

POSITION

☐ OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of
Violation. Signature is not an admission of guilt.

☐ PERSON REFUSED TO SIGN DATE

CERTIFICATE OF SERVICE

☒ Mailed/posted a true copy of this notice to the last
known home or business address of the respondent
or the respondent's agent

Alexandria Volkswagen
Name of Person or Business Served

107 West Glebe Road
Address of Service

Alexandria, Virginia 22305
City/State

☐ Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee
of the City of Alexandria Department of Planning
and Zoning and knows this Certificate of Service to
be true to the best of his/her knowledge.

6/21/01 Signature Marlo G. Watson
Print Name
Date Phone # (703) 838-4666

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF
SERVICE IN ONE OF THE FOLLOWING WAYS

Z-01

TICKET NO. 2236

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A
HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and;
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE
ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS
CERTIFICATION:

☐ ADMIT VIOLATION ☐ NO CONTEST ☐ CONTEST IN COURT

Name (print) _____
Street Address _____
City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have
answered as indicated above, and corrected or made
substantial efforts to correct the violation that I have
admitted or for which I have pleaded no contest.

Signature _____ Date _____

F-PLN-0071 (7/00)



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

4/10/02 Wednesday 1:43
Date ticket served Day of Week Time AM/PM

Location of Violation: 107 W. Glebe Rd

Ord. Section: 9-104(F)(2)

Description of Violation: Illegal Banner

Illegal Windows Sign
(Propellers)

Penalty \$: 0

☐ 1st ☐ 2nd

☐ 3rd/MORE

☒ WARNING

IF THE VIOLATION IS NOT CORRECTED BY
4/12/02 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.

[Signature]
Inspector's Signature

103
ID Number

I personally observed or investigated the commission of the
violation noted above and/or violation was based upon signed
affidavit.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

SUP 2000-0071

COM 2002-0253

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER
☒ COMPANY

NAME

POSITION

☐ OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of
Violation. Signature is not an admission of guilt.

☐ PERSON REFUSED TO SIGN DATE

CERTIFICATE OF SERVICE

☐ Mailed/posted a true copy of this notice to the last
known home or business address of the respondent
or the respondent's agent

Name of Person or Business Served

Address of Service

City/State

☐ Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee
of the City of Alexandria Department of Planning
and Zoning and knows this Certificate of Service to
be true to the best of his/her knowledge.

Signature

Print Name

Date

Phone #

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF
SERVICE IN ONE OF THE FOLLOWING WAYS

2-02

TICKET NO. 2526

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A
HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE
ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS
CERTIFICATION:

☐ ADMIT VIOLATION ☐ NO CONTEST ☐ CONTEST IN COURT

Name (print)

Street Address

City

State

Zip

I hereby certify under penalty of law, that I have
answered as indicated above, and corrected or made
substantial efforts to correct the violation that I have
admitted or for which I have pleaded no contest.

Signature

Date

F-PLN-0071 (7/00)



open
ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

June 11, 2002 Tuesday 2:42pm
Date ticket served Day of Week Time AM/PM

Location of Violation: Church parking lot
(101 Leadbetter) across from 107 Glebe

Ord. Section: 11-509

Description of Violation: expanding and
intensifying use without
amendment to Special Use
Permit (parking vehicles on
Church lot)

Penalty \$: 100.00

☐ 1st ☐ 2nd
☒ 3rd/MORE ☐

IF THE VIOLATION IS NOT CORRECTED BY

June 21, 2002 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.

Marlo S. Wilson 102
Inspector's Signature ID Number

I personally observed or investigated the commission of the
violation noted above and/or violation was based upon signed
affidavit.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER
☐ COMPANY

NAME

POSITION

☐ OTHER

ADDRESS

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of
Violation. Signature is not an admission of guilt.

☐ PERSON REFUSED TO SIGN DATE

CERTIFICATE OF SERVICE

☒ Mailed/posted a true copy of this notice to the last
known home or business address of the respondent
or the respondent's agent *to Wes*

Alexandria Volkswagen Greenway
Name of Person or Business Served

107 W. Glebe Road
Address of Service

Alexandria Virginia 22305
City/State

☐ Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee
of the City of Alexandria Department of Planning
and Zoning and knows this Certificate of Service to
be true to the best of his/her knowledge.

06/11/02 Signature Marlo S. Wilson
Print Name Marlo S. Wilson
Date Phone # 838-9666

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF
SERVICE IN ONE OF THE FOLLOWING WAYS

Z-02

TICKET 2610

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A
HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE
ORDINANCE:

You have the right to appeal the interpretation of the
zoning ordinance upon which this violation is based
to the Board of Zoning Appeals within 30 days in
accordance with 15.2-2311 of the Code of Virginia.
The interpretation shall be final and unappealable if
not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS
CERTIFICATION:

☐ ADMIT VIOLATION ☐ NO CONTEST ☐ CONTEST IN COURT

Name (print) _____
Street Address _____
City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have
answered as indicated above, and corrected or made
substantial efforts to correct the violation that I have
admitted or for which I have pleaded no contest.

Signature _____ Date _____

F-PLN-0071 (7/00)



open
ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

June 11, 2002 Tuesday 2:46pm
Date ticket served Day of Week Time AM/PM

Location of Violation: *Helen Street*

Ord. Section: *11-505*

Description of Violation: *No vehicles
shall be parked or stored on
public right-of-way (table w/
dealership signs parked on
street) - Condition #1 of
Special Use Permit*

Penalty \$: *100.00*

☒ 1st ☒ 2nd
☐ 3rd/MORE ☐

IF THE VIOLATION IS NOT CORRECTED BY

June 21, 2002 AN ADDITIONAL MONETARY
PENALTY WILL BE ASSESSED.

Walter S. Wilson *102*
Inspector's Signature ID Number

I personally observed or investigated the commission of the
violation noted above and/or violation was based upon signed
affidavit.

VIOLATORS COPY - WHITE
CITY ATTORNEY COPY - YELLOW
FINANCE COPY - PINK
PLANNING AND ZONING COPY - ORANGE

SLIP 2000-0071
NOTICE SERVED ON: COM 2002-0367

NAME: LAST FIRST MIDDLE

☐ PROPERTY OWNER
☐ COMPANY

NAME

POSITION

☐ OTHER

ADDRESS

CITY/TOWN

STATE

ZIP

SIGNATURE

DATE

I hereby acknowledge receipt of this Notice of
Violation. Signature is not an admission of guilt.

☐ PERSON REFUSED TO SIGN

DATE

CERTIFICATE OF SERVICE

☒ Mailed/posted a true copy of this notice to the last
known home or business address of the respondent
or the respondent's agent

Alexandria Volkswagen Greenway
Name of Person or Business Served

107 W. Glebe Road
Address of Service

Alexandria, Virginia 22305
City/State

☐ Posted true copy of this notice at the site of the
infraction

The undersigned states that he/she is an employee
of the City of Alexandria Department of Planning
and Zoning and knows this Certificate of Service to
be true to the best of his/her knowledge.

06/11/02 Signature *Walter S. Wilson*
Print Name *Walter S. Wilson*
Date Phone # *738-4666*

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF
SERVICE IN ONE OF THE FOLLOWING WAYS

Z-02 TIO NO. 2611

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A
HEARING: ☒

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and;
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE
ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS
CERTIFICATION:

☐ ADMIT VIOLATION ☐ NO CONTEST ☐ CONTEST IN COURT

Name (print) _____
Street Address _____
City _____ State _____ Zip _____

I hereby certify under penalty of law, that I have
answered as indicated above, and corrected or made
substantial efforts to correct the violation that I have
admitted or for which I have pleaded no contest.

Signature _____ Date _____

F-PLN-0071 (7/00)

21 - SUP 2002 - 0077
22 - SUP 2002 - 0079**ROBERT J. TEST**

ATTORNEY AT LAW

TEL: 703.837.9070

FAX: 703.837.9758

September 23, 2002

Ms. Mary Hashemi
Department of Planning and Zoning
Alexandria, VA 22314

By Facsimile and By Hand

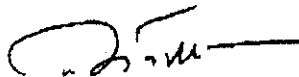
Re: SLP applications of Alexandria Volkswagen and le Gaulois

Dear Ms. Hashemi;

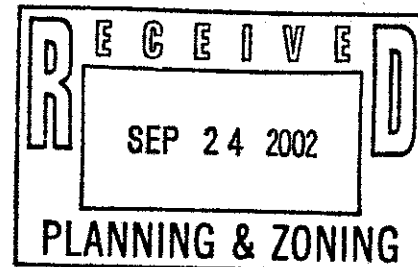
Will you please defer the above referenced SUP applications to the November, 2002 Planning Commission and City Council hearings, scheduled for November 7th and November 16th respectively. Previous travel plans prevent me from being present for the City Council hearings rescheduled to October 19th.

Your kind attention to this matter is greatly appreciated.

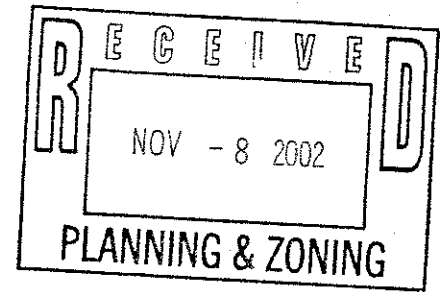
Yours truly,



Robert J. Test



CAROL M. RUCKMAN
12 LEADBEATER STREET
ALEXANDRIA VA 22305
HOME 703/519-5226



31 October 2002

Alexandria City Council & Planning Commission
301 King Street, Suite #2100 & #2300
Alexandria VA 22314

RE: WES GREENWAY ALEXANDRIA VOLKSWAGEN,
Special Use Permit #2002-2100 for 107 WEST GLEBE ROAD

Gentlemen:

Please keep the church parking lot for the church. The church is growing and during funerals, weddings and other events taking place during the day, it is impossible to even drive down our street, let alone find parking. Church services are usually held in the evening and on Sundays but not always. The Special Use Permit does NOT take this into consideration, nor does it provide an alternative (back-up) plan.

If the special use permit allows for the storage of vehicles that are being serviced during the day, it does not alleviate the problem of employees parking in front of our home. If anything, it creates a bigger problem. The more cars that the dealership can service, the more employees it will take to repair the cars. Thus, the more cars we will have on our residential streets and the less spaces available to Alexandria's residents. If the SUP allows for parking of vehicles other than employees, this will allow for the expansion of the dealership and still flood our neighborhood with the employee cars.

I work in DC and pay \$199.51 each month for the privilege of parking. Yet, when I come home at lunchtime to walk my dog, all of the immediate spaces in front of my house have been taken. The cars (some with dealer tags) belong to Wes Greenway Alexandria Volkswagen Dealership and its employees.

The last thing Del Ray needs is more expansion when it comes to car dealerships. We are already surrounded. The dealerships on Mt. Vernon Avenue, Route One and West Glebe Road have taken over our community!

I've lived in Del Ray for over 40 years and have seen lots of changes. Please deny the special use permit and keep residential area free from the overflow of this car dealership.

Thank you,

Carol M. Ruckman

Del Ray Citizens Association

PO BOX 2233

ALEXANDRIA VA 22301

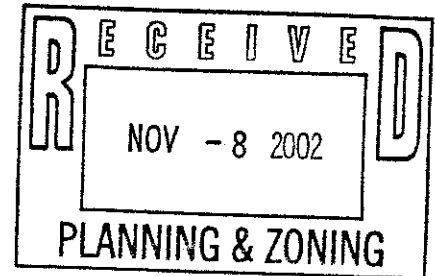
ESTABLISHED 1954

To: Honorable Members of City Council
Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Rob Krupicka, President

Date: November 5, 2002

Subject: SUP#2002-0077 at 107 West Glebe Road. Request for automotive storage on a church site for an automotive dealership.



Representation for the applicant, Mr. Robert Test, attended the Land Use committee meeting on September 10, 2002 to present the proposal. We distributed flyers, the item was announced in the Association newsletter, and we sought comment from neighboring civic associations. Neighbors in attendance were opposed to the proposal.

The applicant, Alexandria VW, requests permission to store cars off-site in order to alleviate crowded conditions on the dealership lot. The dealership has arranged a month-to-month lease with the Love of Christ Bible Way World Wide Church to store up to 36 cars in the church lot at 101 Leadbetter Street, Monday -Saturday from 7AM to 8PM. The application proposes to use the lot mainly for employees with some use for customers, and new or used car sales. Most cars will be removed by the end of the business day. No sales will occur on the lot. Mr. Test gave the impression the major use would be for service customer vehicles. Movement of vehicles would begin at 7AM and continue throughout the day.

The applicant has no plan to make improvements to or provide attractive screening of the lot although the dealership site will undergo a facelift renovation in the near future.

The discussion touched on several issues.

Q. Would there be conflicts with the church for use? A. Weekday Bible Study meetings will not conflict with the arrangement. Should the church need the 36 spaces for a funeral or such, the agreement is pre-empted and the applicant will vacate.

Q. Where will the vehicles be relocated? A. Most likely the public right-of way. When asked, Mr. Test was unwilling to consider a condition to discontinue parking cars on the neighboring streets.

A resident stated that cars are not being driven or parked in a safe manner by dealership personnel and cars often block her driveway.

Some committee members found fault with the proposal. 1) If customer service vehicles are parked off site, it allows the dealer greater intensification. Space at 107 W. Glebe, originally used to store cars awaiting service, will be occupied by a more profitable use, sale of new cars. 2) The church is a non-taxable entity that offers

flexible, below market rates. The arrangement does provides a lower cost solution to the dealership but the month to month lease avoids investment in the community and denies the city a source of revenue. 3) A retail business does not have the right to expand onto the public right of way. 4) The city has determined that this is an intensification of a business. 5) Traffic on residential streets will increase as vehicles are moved back and forth from the storage site to the dealership as most of the storage is intended for service customer vehicles.

The dealership has requested expansion for automotive uses several times. In 1988, their request to store 103 vehicles at 2, 2A and 10 West Glebe Road was denied. In 2000, their request to store 60 vehicles at 101 Leadbetter Street was given 90 days approval. Council members, responding to citizen comments opposing the request, expressed the possible need for a traffic management plan, to create a permit parking district, to make Leadbetter a one-way street, and for better enforcement by city agencies.

We note that staff has not proposed measures addressing traffic concerns in regard to this latest request.

The committee recommended to *deny the request* and suggested that, should the Planning Commission support the measure, a condition be made to ban dealership personnel from relocating vehicles to the public right of way.

The Executive Board, at their meeting of September 18, 2002, voted to deny the request, agreed with Land Use that historically we have not been supportive of new or intensification of large automotive dealerships in Del Ray, and amended the list of conditions.

The general membership voted to deny the request. Furthermore, in the case that the Commission should consider approval, we request amending the conditions to include:

- The lot at 101 Leadbetter Street shall be limited to the use of employee parking.
- A parking management plan be required for the satellite lot at 101 Leadbetter Street and the main dealership at 107 West Glebe Road.
- The applicant will designate a community liaison.
- The applicant will provide site improvements to the Leadbetter site in consultation with the adjacent community and to the satisfaction of the director of Planning and Zoning.
- Service personnel are not to relocate vehicles to the public right of way.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Rob Krupicka at 703-838-0280.

APPLICATION for SPECIAL USE PERMIT # 2002-0077

[must use black ink or type]

PROPERTY LOCATION: ~~101 LEADBETTER ST~~ 107 W. Glebe Rd.

TAX MAP REFERENCE: 15.04.03.03 ZONE: CSL

APPLICANT Name: ALEXANDRIA V.N.

Address: 107 E. GLEBE RD. ALEX. VA

PROPERTY OWNER Name: LOVE OF CHRIST CHURCH

Address: 101 LEADBETTER ST.

PROPOSED USE: AUTO PARKING

Amend SUP #2000-071 to enlarge automobile dealership located at 107 West Glebe Road.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

ROBERT J. TEST
Print Name of Applicant or Agent

[Signature]
Signature

P.O. Box 20110
Mailing/Street Address

703-837-9070
Telephone # Fax #

Alex. Va 22320
City and State Zip Code

7.23.02
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 11/07/02 RECOMMEND DENIAL 6-1

ACTION - CITY COUNCIL: 11/16/02PH - See attached.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12. SPECIAL USE PERMIT #2002-0096

2420 OAKVILLE ST

Public Hearing and Consideration of a request for a special use permit for a general automobile repair garage and off-street parking reduction; zoned I/Industrial. Applicant: Ti Lam.

COMMISSION ACTION: Recommend Approval 7-0

Del Ray Citizens Association suggested that the following condition be added: That all supply parts, materials, waste fluids and oils, left over radiator anti-freeze, and so on, are stored inside the building and that said wastes are not to accumulate and shall be disposed of in a timely fashion.

Vice Mayor requested the maker and seconder of the motion to add the above condition requested by the Del Ray Citizens Association. This was accepted as clarity for condition #13, which addresses the issue of waste products.

City Council approved the Planning Commission recommendation, **with the additional language provided by the Del Ray Citizens Association: That all supply parts, materials, waste fluids and oils, left over radiator anti-freeze, and so on, are stored inside the building and that said wastes are not to accumulate and shall be disposed of in a timely fashion.**

Council Action: _____

13. SPECIAL USE PERMIT #2002-0077

107 W GLEBE RD

Public Hearing and Consideration of a request for a special use permit for automobile storage on a church site for an automobile dealership; zoned CG/Commercial General. Applicant: Alexandria VW, by Robert J. Test, attorney.

COMMISSION ACTION: Recommend Denial 6-1

City Council reversed the Planning Commission and approved the staff recommendation with a change to condition no. 4, striking the word "store" in lines 1 and 4, and adding a sentence that reads: "Employees will be required to park on the lot located at 101 Leadbeater Street except when in conflict with the church activities." The amended condition no. 4 reads as follows: "4. The applicant may park vehicles on the parking lot located behind the Love of Christ Church at 101 Leadbeater Street, provided that when church activities are scheduled to occur, the applicant shall reduce the number of vehicles parked on the lot to meet the Church's demand for off-street parking, and provided further that no vehicles shall park in the lot on Sundays. Employees will be required to park on the lot located at 101 Leadbeater Street except when in conflict with the church activities." A new condition was added to read as follows: "24. The applicant shall establish a community liaison to work with nearby neighbors on issues related to the operation of the business."

Council Action: _____

SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

13
11-16-02

DOCKET ITEM NO. 13

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Don. Test
2. ADDRESS: 718 Prince St, Mer. Jd. 22314
TELEPHONE NO. _____ E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
Applicant
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL? YES ☐ NO ☒

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.